



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **PM-3**

April 10, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**CERRITOS REGIONAL PARK TURF IMPROVEMENTS PROJECT
AUTHORIZE CHANGE ORDER – SPECS. 6690; C.P. 86454
SUPERVISORIAL DISTRICT 4
4 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Approve and authorize the Director of Public Works to execute a Change Order with Los Angeles Engineering, Inc., for a \$660,000 not-to-exceed amount to complete park lighting improvements as part of the Cerritos Regional Park Turf Improvements project to be funded within the existing project budget.
2. Approve the revised \$12,223,000 total project budget for the Cerritos Regional Park Turf Improvements project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approving the recommended actions will allow the construction contractor for the Cerritos Regional Park Turf Improvements project to complete lighting improvements originally included in the project and authorize the increase in the total project budget of \$146,000. Your Board approved an Appropriation Adjustment to transfer Extraordinary Maintenance funding in that amount to the project in February 13, 2007.

The project consists of two phases. Phase I includes turf renovation of 35 acres, providing stone cobble treatment on two deteriorated slopes, waterproofing selected gymnasium exterior walls, creating new parking, parking renovation, installing new conduits for park lighting, planting new trees, and relocating trees. Phase II includes Americans with Disabilities Act accessible restroom improvements, above-grade park lighting improvements, and other park improvements. For purposes of efficiency, the scope for both Phases I and II has been combined into a single capital project.

Construction on the combined project began in July 2006 and is more than 75 percent complete. To date, less than 20 percent of the Change Order allocation has been utilized. During the design phase, additional lighting for park walkways and parking lots was included due to safety and aesthetic needs. At construction award, these lighting improvements were not included in the project budget due to the increased cost of the turf renovation and were planned to be addressed at a later time. The cost for lighting improvements is now estimated at \$660,000. Due to the availability of unexpended Change Order funding, we are recommending the execution of a Change Order to complete the park lighting utilizing the current general contractor.

The recommended Change Order will not impact the overall completion date for the turf renovation work, which is expected to be completed by June 30, 2007. The lighting and restroom improvements are expected to be completed by August 15, 2007.

Implementation of Strategic Plan Goals

This action meets the County Strategic Plan Goals of Service Excellence and Fiscal Responsibility as it will provide improved facilities to serve the community's demands and increase the County's investment in public park space.

FISCAL IMPACT/FINANCING

The recommended Change Order will have no impact on the current project budget. The Change Order will be funded by reallocating \$275,000 from the project budget for work that had originally been planned to be completed by Job Order Contract and which will be included in the Change Order scope, as well as \$385,000 from unutilized Change Order allowance.

The total revised project budget, including plans and specifications, plan check, construction, utility/equipment connection fees, consultant services, miscellaneous expenditures including Civic Art allocation, and County services, is \$12,223,000. The project is currently funded from the Safe Neighborhood Park Propositions of 1992 and

1996 (\$1,951,569), State Proposition 12 Roberti-Z'berg-Harris Program (\$532,660), State Proposition 40 Specified Grant Program (\$3,427,771), Vehicle License Fee Gap Loan Trust Fund (\$3,394,000), prior year Fourth District Capital Project net County cost (\$2,771,000), and Extraordinary Maintenance net County cost (\$146,000). The \$146,000 Extraordinary Maintenance funding was added in February 13, 2007, to fund Phase II restroom flooring, partition, and fixture repair work to address maintenance and aesthetic needs, which were not originally included.

The Project Schedule and Budget Summary are shown in Enclosure A.

Operational Financing

Parks and Recreation estimates that the ongoing costs of maintaining the improvements and lighting will be approximately \$155,000 annually, including \$141,000 in additional landscape maintenance Contract costs and \$14,000 for utilities.

As part of the design Contract, the consultant developed a recommendation for ongoing maintenance using best practices given the soil conditions and turf properties. Parks and Recreation has solicited a proposal from the current landscape maintenance contractor for incorporating these best practices. Parks and Recreation has included this estimate in its Fiscal Year 2007-08 new facilities budget request. Parks and Recreation will work with the Chief Administrative Office to determine the appropriate level of operations and available funding as part of the budget process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Section 20137 of the Public Contract Code allows your Board, with a four-fifths vote, to authorize a change to a Construction Contract that is less than 10 percent of the original Contract amount without having to obtain competitive bids for the work. The maximum value of the recommended Change Order will be below the 10 percent threshold.

ENVIRONMENTAL DOCUMENTATION

On March 21, 2006, your Board found the project categorically exempt under the California Environmental Quality Act in accordance with Article 19, Sections 15301, 15304, and 15311, and under the County of Los Angeles Environmental Document Reporting Procedures and Guidelines Classes 1 (d), 4 (c), and 11 (a), adopted by your Board on November 17, 1987. A Notice of Exemption was filed with the Registrar-Recorder/County Clerk. The proposed Change Order work is within the scope of the original project and is covered by the existing categorical exemption.

The Honorable Board of Supervisors
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CONTRACTING PROCESS

On June 7, 2006, your Board awarded a Construction Contract for \$7,775,400 to Los Angeles Engineering for the project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Although the current construction reduces available park space, there will be no negative impact on current County services or projects during the performance of the recommended services. The park is currently operational and construction activities are being phased to limit construction impacts to community park use.

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division) and Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

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Enc.

cc: Auditor-Controller
County Counsel
Office of Affirmative Action Compliance
Department of Parks and Recreation
Department of Public Social Services (GAIN/GROW Program)

April 10, 2007

ENCLOSURE

**CERRITOS REGIONAL PARK TURF IMPROVEMENTS PROJECT
AUTHORIZE CHANGE ORDER - SPECS. 6690; C.P. 86454**

I. PROJECT SCHEDULE

| Project Activity | Project Schedule | Revised Project Schedule |
|---------------------------------|-------------------------|---------------------------------|
| Design | | |
| Notice to Proceed | 08/05/03* | 08/05/03* |
| Construction Document Submittal | 11/28/05* | 11/28/05* |
| Jurisdictional Approval | 03/21/06* | 03/21/06* |
| Construction Bid and Award | 06/27/06* | 06/07/06* |
| Construction | | |
| Start Construction | 07/24/06* | 07/05/06* |
| Substantial Completion | 06/18/07 | 06/30/07 |
| Park Lighting Improvements | | 08/15/07 |
| Acceptance | 08/18/07 | 08/30/07 |

* Indicates completed activities.

II. PROJECT BUDGET SUMMARY

| Budget Category | Original Budget | Impact of this Action | Project Budget |
|---------------------------------------|-----------------|-----------------------|----------------|
| Land Acquisition | 0 | 0 | 0 |
| Construction Phase I | | | |
| (a) Base Bid | \$ 7,312,000 | 0 | \$ 7,312,000 |
| (b) Alternate 1 | \$ 463,400 | 0 | \$ 463,400 |
| (c) Construction Subtotal | \$ 7,775,400 | 0 | \$ 7,775,400 |
| (d) Parking Lots Change Order | \$ 342,000 | 0 | \$ 342,000 |
| (e) Change Orders | \$ 777,540 | \$ 275,000 | \$ 1,052,540 |
| Subtotal | \$ 8,894,940 | \$ 275,000 | \$ 9,169,940 |
| Construction Phase II | | | |
| (a) Construction | \$ 600,000 | (\$ 117,300) | \$ 482,700 |
| (b) Change Orders | \$ 60,000 | (\$ 11,700) | \$ 48,300 |
| Subtotal | \$ 660,000 | (\$ 129,000) | \$ 531,000 |
| Utility Connection Fees | \$ 40,000 | \$ 0 | \$ 40,000 |
| Construction Subtotal | \$ 9,594,940 | \$ 146,000 | \$ 9,740,940 |
| Equipment/Telecommunication Control | 0 | 0 | 0 |
| Plans and Specifications | \$ 700,000 | 0 | \$ 700,000 |
| Consultant Services | \$ 58,000 | 0 | \$ 58,000 |
| Miscellaneous Expenditures | \$ 62,000 | 0 | \$ 62,000 |
| Jurisdictional Reviews and Plan Check | \$ 25,770 | 0 | \$ 25,770 |
| Civic Art | \$ 97,380 | 0 | \$ 97,380 |
| County Services | \$ 1,538,910 | 0 | \$ 1,538,910 |
| TOTAL | \$12,077,000 | \$ 146,000 | \$12,223,000 |